

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
OCTOBER 3, 2012**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:30 pm. Vice President Jim Schroeder took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Absent	Martin Loya	-Absent
Bob Wright	-Present	Chad Hurm, Engineer	-Present
Randy Mehrlinger	-Present	Darla Blazey, Bldg. Comm./Zoning Administrator	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Absent
Kevin Manley	-Absent		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the September 5, 2012, Regular Meeting were reviewed. There were two corrections. Under "Petition of The Evangelical Lutheran Good Samaritan Society for primary approval of a proposed plat, Good Samaritan, A Replat of part of Summit Heights Addition." the last sentence in the first paragraph on page 2 should read, "The land west of the proposed development is currently owned by the Beck and Loechte families." Also, the first sentence in the second paragraph should read, "There was concern among Board members regarding Pleasant View Drive not being extended all the way through to the Beck and Loechte property." Randy Mehrlinger made a motion to approve the minutes as corrected. It was seconded by Cindy Laake. Motion carried 8-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of B. Edward Ewing (President) of Canterbury Green, Inc., (as developer) for secondary approval of the proposed plat of A Replat of Lots 52-59 of Canterbury Green II.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Canterbury Green, Inc. to request secondary approval of a Replat of Lots 52-59 of Canterbury Green II Subdivision. The proposed property is located south of 47th Street and east of Obing Strasse. A map was displayed of the existing lots. Mr. Buehler explained that the footprint of the homes to be constructed on Lots 52-59 are larger than the previous ones and do not fit on the lots within the side yard requirements; therefore, the number of lots has been reduced from eight to seven lots. There were no changes in the plat since primary approval was granted.

There were no remonstrators present. After some discussion, Vice President Schroeder made a motion to close the public hearing. Cindy Laake seconded it. Motion carried 8-0.

Pat Lottes made a motion to grant secondary approval of A Replat of Lots 52-59 of Canterbury Green II Subdivision. Randy Mehringer seconded it. Motion carried 8-0.

Petition of The Evangelical Lutheran Good Samaritan Society for secondary approval of a proposed plat, Good Samaritan, A Replat of part of Summit Heights Addition.

Randy Mehringer made a motion to table the public hearing. City Engineer Hurm seconded it. Motion carried 8-0.

NEW BUSINESS

Petition of Investment Company, LLC and Access Storage Now, LLC, as developers for primary approval of a proposed plat of A Replat of St. Charles Development-Addition 1.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Progressive Investment Company, LLC and Access Storage Now, LLC to request primary approval to replat St. Charles Development-Addition 1, which is located east of St. Charles Street, between Truman and Division Roads. There are currently four storage buildings on the property. Plans are in Phase I to build four additional storage buildings. The developers purchased a 57-foot strip of land along the east side of the proposed property from Jasper Dimension, a division of Best Chairs, which would contain one of the four new buildings. The replat would change the original plat from three lots to two lots; Lot 1 consisting of 5.4 acres and Lot 3 consisting of 1.3 acres. Currently Lots 1 & 2 of the original plat are owned by Access Storage Now, and Lot 3 is currently owned by Progressive Investment.

All utilities are in place, including a permanent sediment/detention basin in the northwest corner and one in the southeast corner. Mr. Buehler noted a 20-foot easement on the east side of the property and said the developers plan to designate an additional five feet to act as a no-build zone, reassuring the property owner, Jasper Dimension, that no building would ever be built closer than 25 feet from the property line.

There were no remonstrators present. Following some discussion, Vice President Schroeder made a motion to grant primary approval of A Replat of St. Charles Development-Addition 1. Randy Mehringer seconded it. Motion carried 8-0.

Petition of Bart L. Kerstiens (Member-Jasper Properties, LLC), Todd D. Kerstiens (Member-Jasper Properties, LLC), Jerome H. Kerstiens (Member-Jasper Properties, LLC) and Doris A. Kerstiens (Member-Jasper Properties, LLC) as owners and developers for primary approval of a proposed plat, Stonebrook Addition.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Jasper Properties, LLC to request primary approval of Stonebrook Addition. The proposed property is located south of the apartment complex located at 121 E. 36th Street. Jasper Properties, LLC is proposing to replat Lots 57, 58, 59, 60 and 61, except for the south 10 feet of Lot 57, in Victory Villa 6th Addition into two lots, naming it Stonebrook Addition. At some point, Don Streicher, a neighbor to the south of the proposed property, purchased a 10-foot strip off of Lot 57. Plans are to construct a multi-family structure on Lot 2 of the proposed subdivision, which would face Villa Drive. The existing apartment complex would be located on Lot 1. Vice President Schroeder asked if the buffer of pine trees on the south end of the property would be kept. Mr. Buehler said it is the developer's intent to keep as many of the trees as possible.

Mr. Buehler gave a brief history on the property, reminding the Board that the Common Council granted approval to rezone the said subdivision to R-4 at its February 22, 2012 Regular Meeting. Lots 58, 59, 60 and 61 were previously zoned B-1 and Lot 57 was zoned R-2. The subdivision was rezoned to R-4 with the intent to build the multi-family structure on the proposed lot.

There were no remonstrators present. After some discussion, Vice President Schroeder made a motion to grant primary approval of Stonebrook Addition. Cindy Laake seconded it. Motion carried 8-0.

Sign Ordinance Review.

President Schnarr welcomed any questions or comments regarding the proposed sign ordinance. The Board of Zoning Appeals (BZA) was also asked to share any comments. Randy Mehringer, who serves on the BZA and the Plan Commission, stated which areas he had concerns about. A copy was presented to both boards last month to review and share any changes they would like to see made. Plans are to present the revisions to legal counsel for review, followed by a public hearing at the November 7, 2012 Plan Commission meeting.

Randy Mehringer noted a few areas that he would like addressed. The areas Mr. Mehringer shared concerns were regarding illuminated signs, advertising signs 10 feet from the right-of-way and the photo of the 35' x 35' triangle regarding site clearance on corner lots.

Ms. Blazey asked for the Board's input on some suggested changes she received from the public and members of the sign committee.

- 1) Yard signs that advertise upcoming events, such as fundraisers and church picnics, are not addressed in the current ordinance and the presence of those types of signs are a common complaint the he Planning Department receives. Ms. Blazey gathered the suggestions from the Commission members on the topic, which included submitting a permit, putting a two-week time frame on displaying the signs, and receiving permission from the property owner where the sign would be placed.
- 2) Real estate "open house" signs. Members of the real estate community suggested that the time allotment be changed from 48 hours to 72 hours before an open house.
- 3) Signage for a multi-tenant building was also discussed. Ms. Blazey said some examples are abandoned factories and warehouses around the city that have been turned into multi-tenant buildings for businesses. It was agreed upon that the owner of a multi-tenant building should submit a plan to the City for allotting sign space for all of the building's possible tenants. It was not determined who would approve those plans; the Planning and Zoning Department, the Plan Commission or the Board of Zoning Appeals. Ms. Blazey said she will forward the question to Attorney Kabrick and have an answer at next month's meeting. In discussion about the size of each sign, the Board agreed on the proposed change that would allow each business a minimum of 40 square feet. The entire building would be limited to a total of 300 square feet, Allowable square footage of signage would also be regulated by the width of the business's storefront in all cases.

After all concerns were addressed, Bob Wright made a motion to adjourn the meeting. Vice President Schroeder seconded it. Motion carried 8-0, and the meeting was adjourned at 8:51 pm.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary